

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,391,977**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	95.64 %	100.00 %	16	97.21 %	38	37	
% of Funds Disbursed	90.30 %	95.07 %	15	90.53 %	42	41	
Leveraging Ratio for Rental Activities	12.6	8.6	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.20 %	91.75 %	13	85.01 %	37	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.17 %	75.79 %	1	73.71 %	93	92	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.25 %	82.24 %	2	81.48 %	84	81	
% of 0-30% AMI Renters to All Renters***	69.18 %	51.61 %	3	45.54 %	90	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.85 %	1	96.14 %	100	100	
Overall Ranking:				In State:	2 / 19	Nationally:	96
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,864	\$28,449		\$28,248	782 Units	25.20 %	
Homebuyer Unit	\$9,423	\$16,955		\$15,487	1,081 Units	34.80 %	
Homeowner-Rehab Unit	\$15,846	\$15,443		\$0	376 Units	12.10 %	
TBRA Unit	\$3,581	\$3,995		\$3,211	868 Units	27.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$158,224	\$143,906	\$22,617
State:*	\$158,060	\$106,564	\$23,065
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	81.3	84.1	85.4	51.3
Black/African American:	3.6	2.4	2.4	8.7
Asian:	0.6	1.3	1.3	0.0
American Indian/Alaska Native:	0.1	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.3	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.4	0.4	0.3	3.5
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	13.2	10.4	10.6	36.5
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HOUSEHOLD SIZE:

1 Person:	68.4	29.1	34.6	27.0
2 Persons:	14.8	16.3	21.3	30.4
3 Persons:	8.8	20.2	17.0	24.3
4 Persons:	4.9	20.3	13.8	13.0
5 Persons:	1.8	10.1	7.4	4.3
6 Persons:	0.9	3.3	4.0	0.0
7 Persons:	0.0	0.6	1.3	0.0
8 or more Persons:	0.4	0.0	0.5	0.9

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.0	31.5	19.1	29.6
Elderly:	21.6	1.1	31.4	0.0
Related/Single Parent:	17.3	21.4	17.6	53.9
Related/Two Parent:	5.2	38.9	26.6	7.0
Other:	9.8	7.1	5.3	9.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.1	0.9 [#]
HOME TBRA:	3.3	
Other:	34.9	
No Assistance:	39.6	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 96
 (Percentile)

State Rank: 2 / 19 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	91.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	97.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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